

Monument Hill Property Owner's Association

Minutes of May 17, 2021

Board of Directors Special Meeting

Directors in attendance: Mark Hermes, Cleo Schneider, Dawn Cowen, John Etue, Theresa Alvera

Meeting called to order at 6:47 p.m. by President, Mark Hermes

Public Comments: none

Approval of Minutes, Dawn Cowen:

- a. Cleo motioned to approve the minutes from March 11, 2021 as presented. The motion passed.
- b. Cleo motioned to approve the minutes from April 28, 2021 as presented. The motion passed.

Treasurer's Report:

Balance: \$40, 746.14

- a. Delinquencies +/-90 days: \$811.66
 - i. Roger Rutledge: -\$450.00
-Claims he is not going to pay dues because the HOA does not do anything for him.
 - ii. Irene Cornwall: -\$279.32

Dawn Cowen motioned to approve the report; the motion was seconded and approved.

Deer Committee Update:

- a. The first count has been turned in to the game warden.
- b. Theresa Avera's son has shown interest in being the second hunter for the next hunting season.

Restrictions:

- a. 195 Park Dr./Short Term Rental-pending item "a" in "Old Business"

Old Business

a. **Legal Services-** We need to amend the by-laws in order to be voted into action at the annual meeting. Therefore, we need to meet with a specific attorney in June in order to have answers for the annual meeting. John spoke with an attorney out of Austin that came with really good recommendations, especially with laws and legislature regarding HOAs. She answered some initial questions of his, but they have not reconnected since then. He is still interested in working with her, however, if she is not available, he suggested forgoing the process with Klrt for a question and answer session for purposes strictly regarding amending the by-laws.

John made a motion to set up a Q & A session with Kirt Kiester, via phone, discussing by-law amendment and enforcement thereof. The goal is to meet with him at a special meeting, perhaps June 1-3, so that the board can be prepared to present at the annual meeting. The motion was seconded and approved.

b. 2021 Annual Meeting & Election of Directors-

i. Tracy Head expressed interest in serving on the board and taking Dawn's position. We are in need of at least one more candidate. Some ideas of recruitment are a Facebook post on the neighborhood page, a text alert, and possibly a letter.

ii. The annual meeting is to be held on July 8, 2021, at 6:30 p.m. The location depends on whether or not the Country Club will waive the rental fee. Otherwise, other venue options will be discussed.

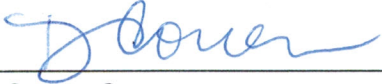
- c. **Esplanades/Entrance Maintenance:** Lori will call Colter Zoch regarding whether or not he will continue upkeep of the association. If not, the board will be in search of a new landscape company/service.

New Business:

- a. **J. Watson, 405 Rolling Hill-** Permit approved
b. **V. James, 310 Rolling Hill-** Permit approved

Meeting adjourned at 7:40 p.m.

Next regular scheduled meeting is TBA June 2021.



Dawn Cowen, Secretary



Mark Hermes, President